



February 10, 2026

RE: Pre-application Neighborhood Meeting - City of Billings Zone Change Request on Lot 1, 2, and 4A of Long Subdivision

To Whom it May Concern,

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting on Tuesday, February 17th at 6:00 p.m. The meeting will be held in the Homewood Suites Hotel Conference Room. Homewood Suites is located at 3420 Ember Lane, Billings, MT 59102.

The intent of this meeting is to discuss any concerns, hear comments, and answer questions regarding the proposed rezoning Lots 1, 2, and 4A of Long Subdivision. The subject properties are legally described as LONG SUBD, S15, T01 S, R25 E, BLOCK 1, Lot 1, LESS .57 AC FOR SHILOH RD. (9) (Doc. 1755400), LONG SUBD, S15, T01 S, R25 E, BLOCK 1, Lot 4A, ACRES 40.22, AMD (20) (Doc. 3898445), and LONG SUBD, S15, T01 S, R25 E, BLOCK 1, Lot 2, ****MULTI-DISTRICT**** 286,433.06 SF IN 8; 917,129.74 SF IN O23 (20) (Doc. 1755400), Yellowstone County, Montana. The properties total 144.46 acres in size. The current Billings Zoning is A – Agriculture 10+ Acres (County Only). The proposed Billings Zoning would be 103.21 acres of CMU2 – Corridor Mixed-Use – Commercial Centers, 17.12 acres of NX3 – Mixed Residential 3 (>=5 DU/Structure), and 3.04 acres of P1 – Open Space, Parks, Recreation.

We look forward to hearing from you at the meeting. If you are unable to attend, please feel free to send your questions and/or comments to the applicant's agent, IMEG Corp, Amber Ruff at amber.l.ruff@imegcorp.com or mail them to the address found at the bottom of this page.

Sincerely,

IMEG Consultants Corp.

A handwritten signature in blue ink that reads "Amber L. Ruff".

Amber Ruff, P.E.
Civil Project Engineer
amber.l.ruff@imegcorp.com

Attachment:

- Proposed Zoning Map

ALR/hsc

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ATTENDANCE RECORD

IMEG #: 25006791.00

Project: Knife River Hesper & Shiloh Rezone

Meeting Description: Re-Zone Neighborhood Meeting

Date: 2/17/2026

Time: 6:00pm

Place: Homewood Suites by Hilton (3420 Ember Ln, Billings, MT 59102)

ATTENDEE NAME

PHONE #

E-MAIL

ATTENDEE NAME	PHONE #	E-MAIL
Roy E. Merriman	406-677-5875	remmer1967@gmail.com
Mack Long	406-208-0707	mack@longgroup.us
Slobhan Coop.	406- 677 -1548	
Brian Nickel	406-208-0750	Brian.Nickel@kniferiver.com
Shawn Tharson		
Amber Lott		



MEETING MINUTES

Knife River Annexation & Rezoning Neighborhood Meeting

IMEG #25006791.00

February 17, 2026

MEETING DATE: February 16, 2026
LOCATION: Homewood Suites, 3420 Ember Lane, Billings, MT 59102
PRESENT: Amber Ruff, Shawn Thorson, Mack Long, Siobhan Coop, Brian Nickel, Roy Merriman

ITEMS DISCUSSED:

Project Overview

Amber Ruff, representing IMEG, presented an overview of the proposed annexation and future zoning for property currently owned by Knife River.

Key Proposal Elements

- **Phased Annexation**
 - Lot 1 → Lot 2 → Lot 4A
- Property currently in Yellowstone County
- Proposed annexation into the City of Billings

Proposed Zoning

- **CMU2 (Commercial Mixed Use 2)**
 - Primarily along Shiloh frontage and collector corridors
- **NX3 (Mixed-Use Residential)**
 - Allows up to five dwelling units per structure
 - Intended for interior/back portions

Planning Requirements

- Minimum 2% open space/green space
- Planned neighborhood compliance requirements
- Internal collector road connecting:
 - Hesper access
 - Shiloh Crossing roundabout area

Development Intent

- Knife River does not intend to develop the property
 - Land is expected to be sold to a future developer
 - Future rezoning or subdivision adjustments may occur
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Infrastructure Discussion

Utilities

- City water, sewer, and storm infrastructure currently exists along Shiloh
- Utilities along Hesper are limited but planned for future extension westward

Annexation Implications

- Annexation required for city service connections
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Public Comments & Discussion

County Island Concerns

Roy Merriman discussed:

- Existing wells and septic systems in nearby county properties
- Long-term uncertainty about remaining outside city limits
- Hard water conditions in local wells
- Concerns about future replacement of septic or wells if utilities are nearby

Infrastructure Policy Context

Shawn Thorson noted:

- In some jurisdictions, replacement of septic systems may be restricted where municipal utilities are available
 - Annexation and utility connection requirements may increase over time
 - Requirements vary depending on city vs. county jurisdiction
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Timeline Discussion

- Annexation and zoning applications submitted separately
 - Estimated rezoning process: ~3–4 months
 - Public signage and hearings expected after submission
 - Estimated process window discussed: Spring–Summer timeline
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Public Process

Attendees were informed that:

- Additional opportunities for public comment will occur at:
 - Zoning Commission hearings
 - City Council meetings
 - Neighborhood meeting notes will be included in formal application materials
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Neighborhood Character Discussion

Discussion included:

- Increasing development intensity along Shiloh
 - Traffic and noise changes due to corridor expansion
 - Existing rural character valued by nearby residents
 - Irrigation ditch and open space areas expected to remain
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Key Takeaways

- Project is currently at annexation and initial zoning stage
 - Final site design will occur during subdivision review
 - Additional public engagement opportunities will occur
 - No formal opposition expressed during this meeting
 - Attendees primarily sought informational clarity
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Action Items

- Applicant to finalize annexation and zoning submittals
 - Submit neighborhood meeting notes with application
 - Continue public notification per city requirements
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Meeting Conclusion

Meeting concluded after informational discussion and questions.
No formal objections were recorded.

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Siobhan Coop

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cc: All Present

